

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Goldsboro State: NC
 PJ's Total HOME Allocation Received: \$4,078,084 PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:				PJs in State: 18		
% of Funds Committed	85.24 %	94.04 %	17	94.94 %	10	7
% of Funds Disbursed	83.13 %	85.56 %	10	84.35 %	35	33
Leveraging Ratio for Rental Activities	0.14	5.76	17	4.59	4	3
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	87.62 %	1	81.38 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	75.68 %	70.73 %	7	68.05 %	53	57
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	60.00 %	77.61 %	16	79.65 %	12	10
% of 0-30% AMI Renters to All Renters***	13.33 %	36.19 %	17	44.76 %	9	6
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.67 %	1	94.31 %	100	100
Overall Ranking:			In State:	16 / 18	Nationally:	25 22
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$75,510	\$9,777		\$25,245	15 Units	10.30 %
Homebuyer Unit	\$12,571	\$11,317		\$14,395	104 Units	71.20 %
Homeowner-Rehab Unit	\$23,508	\$24,248		\$20,186	27 Units	18.50 %
TBRA Unit	\$0	\$1,688		\$3,142	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Goldsboro NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$85,822	\$61,100	\$24,644
State:*	\$66,960	\$80,810	\$25,335
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.0	13.5	3.7	0.0
Black/African American:	100.0	81.7	96.3	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	4.8	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	6.7	17.3	55.6	0.0
2 Persons:	26.7	26.9	22.2	0.0
3 Persons:	40.0	30.8	7.4	0.0
4 Persons:	26.7	15.4	11.1	0.0
5 Persons:	0.0	6.7	3.7	0.0
6 Persons:	0.0	1.9	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	1.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	20.0	17.3	7.4	0.0
Elderly:	0.0	1.9	74.1	0.0
Related/Single Parent:	80.0	59.6	18.5	0.0
Related/Two Parent:	0.0	17.3	0.0	0.0
Other:	0.0	3.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	33.3	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	66.7	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Goldsboro

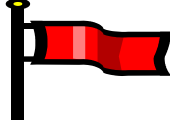
State: NC

Group Rank: 25
(Percentile)

State Rank: 16 / 18 PJs

Overall Rank: 22
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	75.68	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	60	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.56	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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